| 173.0 | 0005 | 0005.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 766,900 / 766,900 |
| | | | | | USE VALUE: | 766,900 / 766,900 |
| | | | | | ASSESSED: | 766,900 / 766,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 44 | | ABERDEEN RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PAGET ELIZABETH & WILLIAM |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 44 ABERDEEN RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FIELDS RICHARD R.W. & WENDY M - |
| Owner 2: | - |
| Street 1: | 44 ABERDEEN ROAD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 5,400 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 2295 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 5400.000 | 358,800 | 700 | 407,400 | 766,900 |
| Total Card | 0.124 | 358,800 | 700 | 407,400 | 766,900 |
| Total Parcel | 0.124 | 358,800 | 700 | 407,400 | 766,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.16 | /Parcel: 334.1

**Legal Description**

**User Acct** 115431

**GIS Ref**

**GIS Ref**

Entered Lot Size

Total Land:

Land Unit Type:

**Insp Date** 07/24/20

!13465!

## PREVIOUS ASSESSMENT

Parcel ID 173.0-0005-0005.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 326,300 | 700 | 5,400. | 407,400 | 734,400 | 734,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 255,700 | 700 | 5,400. | 401,600 | 658,000 | 658,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 255,700 | 0 | 5,400. | 308,500 | 564,200 | 564,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 255,700 | 0 | 5,400. | 291,000 | 546,700 | 546,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 255,700 | 0 | 5,400. | 267,700 | 523,400 | 523,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 240,600 | 0 | 5,400. | 250,300 | 490,900 | 490,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 240,600 | 0 | 5,400. | 230,500 | 471,100 | 471,100 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 240,600 | 0 | 5,400. | 230,500 | 471,100 | 471,100 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:25:00 |

**LAST REV**

| Date | Time |
|---|---|
| 07/24/20 | 09:57:08 |
| danam | |

**PAT ACCT.** 13465

## SALES INFORMATION

TAX DISTRICT

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FIELDS RICHARD | 71130-368 | | 6/8/2018 | | 812,000 | No | No | | |
| NANNEN JOSHUA W | 57122-37 | | 7/11/2011 | | 527,000 | No | No | | |
| SULLIVAN ROSE C | 46576-280 | | 11/30/2005 | | 427,000 | No | No | | |
| SULLIVAN ROSE C | 38532-26 | | 3/27/2003 | Family | | No | No | | |
| SULLIVAN ROSE C | 37887-410 | | 2/4/2003 | Family | | No | No | | |
| | 6117-181 | | 1/1/1901 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 115431 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/24/2019 | 1498 | Heat App | 9,000 | | | | | |
| 7/27/2019 | 1130 | Dormers | 60,000 | O | | | | |
| 4/2/2007 | 197 | Redo Bat | 7,000 | | | G9 | GR FY09 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/24/2020 | Measured | DGM | D Mann |
| 6/18/2018 | MEAS&NOTICE | BS | Barbara S |
| 7/2/2012 | External Ins | BR | B Rossignol |
| 10/11/2011 | MLS | EMK | Ellen K |
| 3/7/2009 | Inspected | 197 | PATRIOT |
| 11/20/2008 | Measured | 345 | PATRIOT |
| 2/22/2006 | MLS | MM | Mary M |
| 4/27/2000 | Inspected | 264 | PATRIOT |
| 12/23/1999 | Mailer Sent | | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 5400 | | Sq. Ft. | Site | | 0 | 70. | 1.08 | 6 | | | | | | | | | 407,401 | | | | | | 407,400 | |

Total AC/HA: 0.12397 | Total SF/SM: 5400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 407,401 | Spl Credit | Total: 407,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | 8 - Brick Veneer | 25 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BRICK/GREEN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1947 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G21 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 20 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 3 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Average |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.30359483 |
| Const Adj.: | 1.05567455 |
| Adj $ / SQ: | 144.498 |
| Other Features: | 103605 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 402201 |
| Depreciation: | 43438 |
| Depreciated Total: | 358764 |

## COMMENTS

SINK IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units: | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

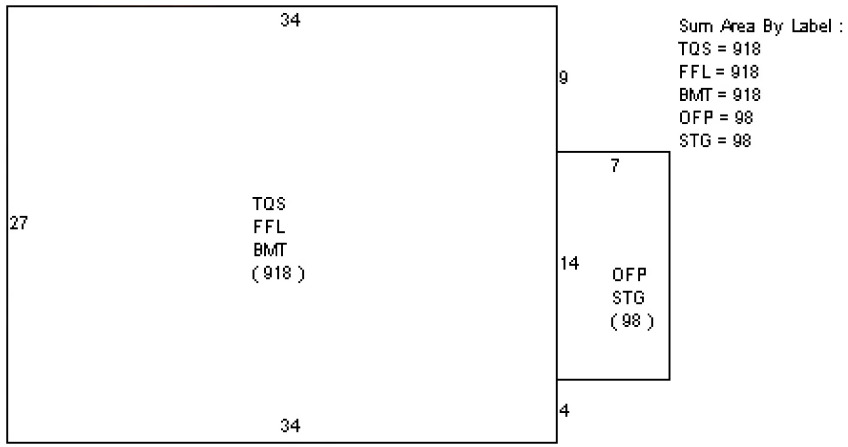
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 144.50 |
| Special Features: | 0 | Val/Su Net: | 131.86 |
| Final Total: | 358800 | Val/Su SzAd | 223.34 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 918 | 67.730 | 62,179 |
| FFL | First Floor | 918 | 144.500 | 132,649 |
| TQS | 3/4 Story | 689 | 144.500 | 99,487 |
| OFP | Open Porch | 98 | 35.190 | 3,449 |
| STG | Storage | 98 | 8.490 | 832 |

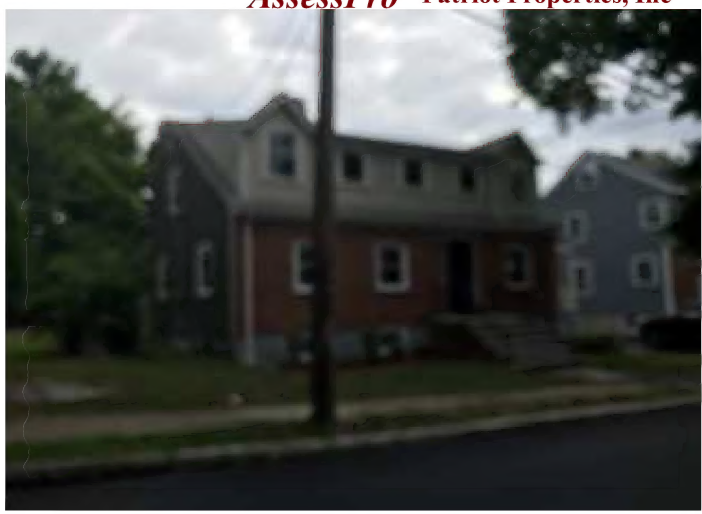
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,721 | | | Total: | 298,596 |
| Size Ad | 1606.5 | Gross Are | 2950 | FinArea | 2295 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 75 | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 173.0-0005-0005.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 8X14 | A | AV | 2006 | 0.00 | T | 10.4 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X16 | A | AV | 2006 | 4.59 | T | 10.4 | 101 | | | 700 | | | 700 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 700 | Total Special Featues: | Total: 700 |